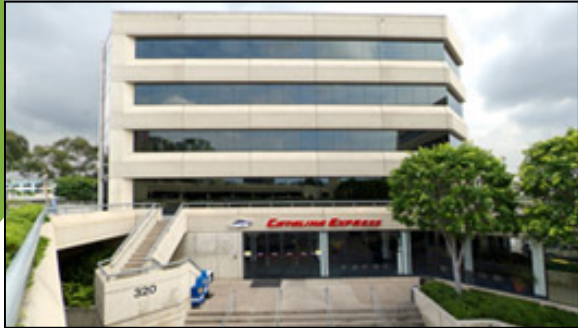


CATALINA LANDING



COMPANY BACKGROUND:

The Abbey Company is a privately-held real estate investment and management firm founded in 1990 by Donald G. Abbey to acquire and manage value-added real estate investments for its own account. Since its inception, it has acquired a diverse commercial real estate portfolio in Central, Southern and Northern California. The Abbey Company has grown its current portfolio size to over 50 properties encompassing over 5.0 million square feet and approaching 1,200 tenants.

PROJECT SUMMARY:

Project Type: Office / Parking Garage **Location:** Long Beach, CA
Project Size: 100,000 SF **Buildings:** One
Scope of Work: Energy Audit (ASHRAE Level II)

OVERVIEW:

The Abbey Company selected Partner Energy to conduct an ASHRAE level II energy audit and Energy Star benchmarking on Catalina Landing, an approximately 300,000 square foot class A office building located in Long Beach, California.

The purpose and goal of the energy audit is to identify energy efficiency projects that reduce energy consumption and cost. For each energy efficiency project identified, a project scope of work, estimated installation cost, energy and cost savings, rebates and incentives and pay back period were identified.

PARTNER ENERGY:

Partner Energy is a nationwide provider of energy efficiency and renewable energy generation projects. We work with building owners and managers to help make informed decisions about implementing energy projects by providing critical information that affects their business, financial and sustainability goals.

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RECOMMENDATION SUMMARY:

Energy Efficiency Measure (EEM)	Dollars Saved (\$)	Energy Saved (kWh)	Greenhouse Gas Savings (MtCO ₂ e)	Payback Period (Yrs)	Rebates (\$)
High Efficiency Lighting Project	22,338	192,402	64	4.8	11,822
Total / Avg	22,338	192,402	64	4.8	11,822